

179.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

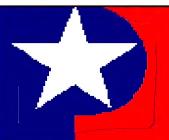
620,300 / 620,300

USE VALUE:

620,300 / 620,300

ASSESSED:

620,300 / 620,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
454		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MAXWELL KENNETH P	
Owner 2: MAXWELL PEYTRA L	
Owner 3:	

Street 1: 454 APPLETON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MAXWELL KENNETH P -

Owner 2: MAXWELL PEYTRA L -

Street 1: 454 APPLETON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Aluminum Exterior and 1037 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6650		Sq. Ft.	Site		0	70.	0.93	6									433,650						433,700	

Total AC/HA: 0.15266

Total SF/SM: 6650

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 433,650

Spl Credit

Total: 433,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5 - Cape	1A - 1 Sty +Attic	Full Bath: 1	Rating: Average														
Sty Ht: 1	Total: 1	A Bath:	Rating:														
(Liv) Units: 1		3/4 Bath:	Rating:														
Foundation: 1 - Concrete		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath:	Rating:														
Prime Wall: 3 - Aluminum		A HBth:	Rating:														
Sec Wall:	%	OthrFix:	Rating:														
Roof Struct: 1 - Gable		OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average														
Color: WHITE		A Kits:	Rating:														
View / Desir:		Fpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average		CONDOS INFORMATION															
Year Blt: 1951	Eff Yr Blt:	Location:															
Alt LUC:	Alt %:	Total Units:															
Jurisdct:	Fact: .	Floor:															
Const Mod:		% Own:															
Lump Sum Adj:		Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %	Exterior:	No Unit	RMS	BRS	FL	1	5	2						
Prim Int Wal 1 - Drywall		Functional:	%	Interior:													
Sec Int Wall:	%	Economic:	%	Additions:													
Partition: T - Typical		Special:	%	Kitchen:													
Prim Floors: 3 - Hardwood		Override:	%	Baths:													
Sec Floors:	%	Total:	31 %	Plumbing:													
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES				WtAv\$/SQ:				AvRate:			
Subfloor:		Basic \$ / SQ: 110.00		Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar: 1		Size Adj.: 1.35000002															
Electric: 3 - Typical		Const Adj.: 0.98990101															
Insulation: 2 - Typical		Adj \$ / SQ: 147.000															
Int vs Ext: S		Other Features: 66000															
Heat Fuel: 1 - Oil		Grade Factor: 1.00															
Heat Type: 5 - Steam		NBHD Inf: 1.00000000															
# Heat Sys: 1		NBHD Mod:															
% Heated: 100	% AC:	LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO	Adj Total: 270404			Juris. Factor:			Before Depr: 147.00									
% Com Wal	% Sprinkled	Depreciation: 83825			Special Features: 0			Val/Su Net: 72.95									
		Depreciated Total: 186579			Final Total: 186600			Val/Su SzAd: 159.98									
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:								
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 179.0-0006-0003.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																